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Community & Economic
Development Department

Ms. Candice Assadzadeh, Associate Planner
City of Riverside
Community and Economic Development
3900 Main Street, 3rd Floor
Riverside, CA 92522

RE: **Gross Land Area Modification Request for the 7-11 Gas and Convenience Store on Parcel 2 of PM 37711.**

Dear Ms. Assadzadeh,

This is a written request to modify the minimum one-acre gross land area requirement for a gas station under the Conditional Use Permit. We are requesting that this development standard be modified under RMC Section 19.410.060 to be 0.749 acres per Parcel 2 of Tentative Parcel Map 37711 (TPM), see attached exhibit.

Parcel 2 is part of a larger development, which includes Parcel 1 of the above-mentioned TMP. Together both parcels create a single project that consist of a gas station/convenience store and in-line retail / commercial building that share drive-aisles, ingress, egress and parking. The overall combined project area is 1.507 acres and will function as a single project, thus the gas station will have more available land area than the one-acre minimum development standard.

Please let me know if you have additional questions or comments on the request above.

Respectfully Submitted,
Overland Development Company

Andrew Walcker
President